



Overlay Zoning Districts (Refer to LMO Chapter 4)	
AH2	Airport Hazard
CCR	Corridor
FBND	Forest Beach Neighborhood
FFND	Folly Field Neighborhood
HHND	Holiday Homes Neighborhood
PD-2	Planned Development
Floating Zone (Refer to LMO Chapter 4)	
MHD	Moderate Income Housing

PD-1 Zoning District Master Plans	
Hilton Head Plantation	
Indigo Run	
Long Cove Club	
Palmetto Dunes	
Palmetto Hall Plantation	
Port Royal Plantation	
Sea Pines	
Shipyards Plantation	
Spanish Wells Plantation	
Wexford Plantation	
Refer to Planned Unit Development Maps on file with the Planning Department.	

PD-2 Overlay District Master Plans			
File Name	Number	Parcel #	Map #
1. Palmetto Headlands and H.H. Hospital	CUR-3-88 & CUR-2-98	27103103A/337	4,8
2. Centre Court on Mathews Drive	CUR-1-88	88B	8
3. Presbyterian Conference Center	CUR-2-89	2	18
4. Marriott-South Forest Beach	CUR-1-90	6789/71/73/252	15A,18
5. Park Plaza Self Storage	CUR-2-90	336	15
6. Tidewater Retirement	CUR-1-92 & CUR-1-98	342/342A	14
7. Exec/Air Hilton Head	CUR-1-94 & CUR-2-97	271A	5
8. Spanish Grove	CUR-1-95	34A/34B	10
9. First Baptist Church	CUR-1-96	138A/138C	18
10. Bermuda Point	CUR-1-97	1B	7
11. Waterside (Town Center)	NIA-JPC*	202/202D	18
12. Palmetto Bay Marina	NIA-JPC*	47/66A/273/ 273A/273C/314E	10
* = Beaufort County Joint Planning Commission			



# Town of Hilton Head Island

## OFFICIAL ZONING DISTRICT MAP

Effective Date\*: July 21, 1998  
Last Update\*\*: June 5, 2007

\* Effective Date is the most recent date the entire Zoning Map was adopted by Town Council.  
\*\* Last Update date is the most recent date any amendments to the Zoning District Map were adopted by Town Council.

**Note:**  
The Official Zoning Map is composed of this Official Zoning District Map, the Overlay Zoning District Maps, the Ten PUD Maps and the Official Street Map. This Official Zoning District Map is therefore one component of the Official Zoning Map.



### ZONING DISTRICTS

#### RESIDENTIAL ZONING DISTRICTS

RS-2	SINGLE FAMILY
RS-3	SINGLE FAMILY
RS-4	SINGLE FAMILY
RS-5	SINGLE FAMILY
RS-6	SINGLE FAMILY
RM-4	LOW TO MODERATE DENSITY
RM-8	MODERATE DENSITY
RM-12	RESIDENTIAL MODERATE TO HIGH DENSITY

#### COMMERCIAL ZONING DISTRICTS

OL	OFFICE/INSTITUTIONAL LOW DENSITY
OM	OFFICE/INSTITUTIONAL MODERATE DENSITY
NC	NEIGHBORHOOD COMMERCIAL
CC	COMMERCIAL CENTER
IL	LIGHT INDUSTRIAL & COMMERCIAL DISTRIBUTION
CCW	COLIGNY COMMERCIAL WALKING
DCW	DUNNAGANS COMMERCIAL WALKING

#### MIXED USE ZONING DISTRICTS

PD-1	PLANNED DEVELOPMENT
MMU	MARSHFRONT MIXED USE
SMU	STONE MIXED USE
WMU	WATER-ORIENTED MIXED USE

#### RESORT DEVELOPMENT ZONING DISTRICTS

CFB	CENTRAL FOREST BEACH
RD	RESORT DEVELOPMENT

#### OTHER ZONING DISTRICTS

PR	PARKS, RECREATION & PUBLIC FACILITIES
CON	CONSERVATION

The upland boundary of the Conservation Zoning District corresponds to the OCRM Critical Line and therefore, is approximately co-terminus with all tidal wetlands and the upland boundary of the beach as defined in Section 8-1-112 of the Municipal Code and extends outward to the Town Jurisdictional Boundary as outlined within Section 2-1-20 of the Municipal Code of the Town of Hilton Head Island, South Carolina. (Reference: LMO Section 16-4-203, Conservation District)